

Mail Tax Notices To:
MWM Investments, LLC
1533 South 1900 East
Spanish Fork, UT 84660
File No. BT-20376

Space above this line for Recording Data

WARRANTY DEED

MWM Investments, LLC and BLB Property, LLC and EMB Investments, LLC, as their interests
may appear GRANTOR(S)
of Spanish Fork, County of Utah, State of Utah
Hereby Convey(s) and Warrant(s) to
MWM Investments, LLC, as to an undivided 50% interest; and BLB Property, LLC, as to an
undivided 50% interest GRANTEE(S)
of Spanish Fork, County of Utah, State of Utah

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY,
STATE OF UTAH, to-wit:

See Exhibit "A" attached hereto and by this reference made a part thereof

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever
nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other
ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities
applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2023 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 19 day of October, 2022.

MWM Investments, LLC



Mike McDonald, Manager

State of Utah)

:ss

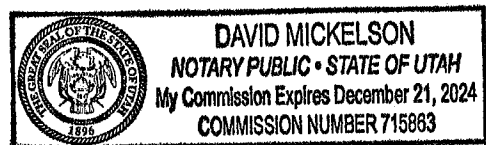
County of Utah)

On the 19 day of October, 2022, personally appeared before me Mike McDonald who being by
me duly sworn did say for himself that the said Mike McDonald is a Manager of MWM
Investments, LLC, and that the within and foregoing instrument was signed in behalf of said
Limited Liability Company and said Mike McDonald, duly acknowledged to me that said
Limited Liability Company executed the same.



Notary Public

My commission expires: 12-21-2022



BLB Property, LLC

Bill Beck

Bill Beck, Member

Linda L. Beck

Linda L. Beck, Member

State of Utah)
 :SS
County of Utah)

On the 18 day of October, 2022, personally appeared before me Bill Beck and Linda L. Beck who being by me duly sworn did say each for themselves that the said Bill Beck and Linda L. Beck are Members of BLB Property, LLC, and that the within and foregoing instrument was signed in behalf of said Limited Liability Company and said Bill Beck and Linda L. Beck, duly acknowledged to me that said Limited Liability Company executed the same.

David Mickelson

Notary Public

My commission expires: *12-21-2024*



EMB Investments, LLC

Edwin E. Ballard

Edwin E. Ballard, Manager

State of Utah)
 :SS
County of Utah)

On the ~~13~~ ^{*18*} day of October, 2022, personally appeared before me Edwin E. Ballard who being by me duly sworn did say for himself that the said Edwin E. Ballard is a Manager of EMB Investments, LLC, and that the within and foregoing instrument was signed in behalf of said Limited Liability Company and said Edwin E. Ballard, duly acknowledged to me that said Limited Liability Company executed the same.

David Mickelson

Notary Public

My commission expires: *12-21-2024*

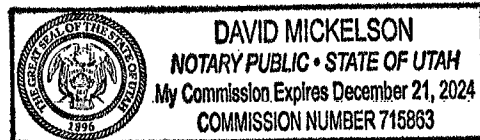


EXHIBIT "A"

Beginning at a point on the North Line of Woodland Hills Drive, which point lies South 89°28'04" West 1069.91 feet along the Quarter Section Line and North 330.50 feet from the East Quarter Corner of Section 36, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 74°27'55" West 195.77 feet along said street; thence North 26°26'58" West 45.61 feet to the Easterly Line of State Road 198; thence along said street the following 3 courses to wit: (1) North 15°54'48" East 229.53 feet, (2) Northeasterly 116.39 feet along the arc of a 7197.50 foot radius curve to the left through a central angle of 0°55'35", the chord bears North 16°22'36" East 116.39 feet, (3) North 16°22'26" East 1.70 feet; thence south 72°10'00" East 238.15 feet; thence south 17°50'00" West 372.25 feet to the point of beginning.

(25:068:0156 PORTION OF)

ALSO

Commencing South 1°43'52" East 1383.71 feet along the Quarter Section Line and East 658.6 feet and South 71°4'54" East 689.68 feet for the North Quarter Corner of Section 36, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 18°56'6" West 168.13 feet; thence North 71°4'54" West 11.33 feet; thence South 15°56'31" West 29.25 feet; thence South 71°0'0" East 239 feet; thence North 15°55'43" East 197.96 feet; thence North 71°4'54" West 218.85 feet to the point of beginning.

(25:068:0198)

ALSO

Commencing South 1°43'52" East 2160.4 feet along the Quarter Corner Section Line and East 1108.82 feet from the North Quarter Corner of Section 36, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 15°56'31" East 383.99 feet; thence South 71°0'0" East 239 feet; thence South 15°56'31" West 158.39 feet; thence South 7°20'58" West 40.44 feet; thence south 15°55'45" West 140.07 feet; thence South 60°0'13" West 22.9 feet; thence North 77°20'32" West 161.13 feet; thence along a 727.79 foot radius curve to the left, chord bears North 80°1'55" West 68.31 feet to the point of beginning.

(25:068:0203